

# STATE-OF-THE-ART GMP & MANUFACTURING FACILITY

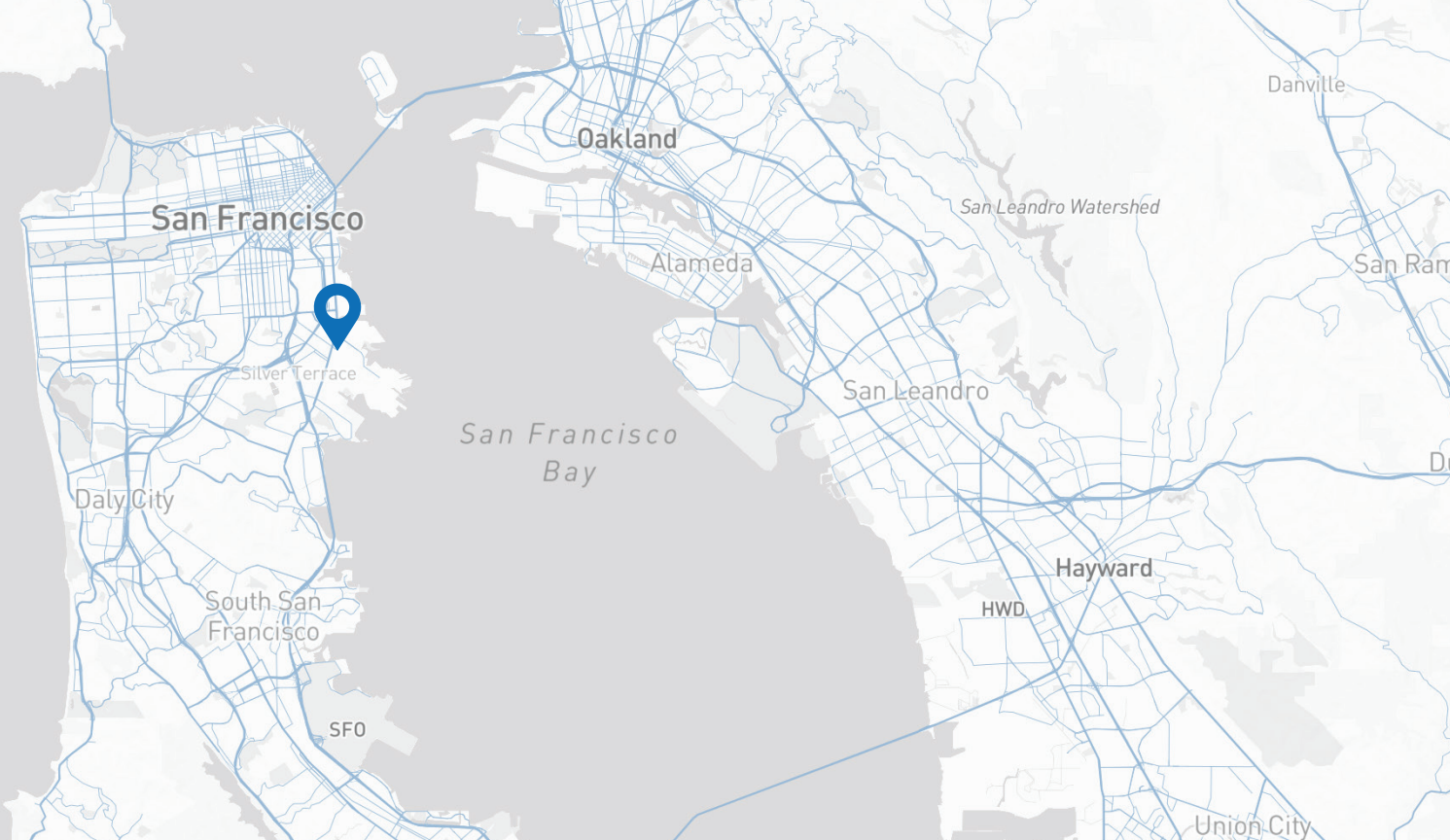
• FOR LEASE •

534-550 ECCLES AVE, SOUTH SAN FRANCISCO, CA 94080



 TRANSWESTERN REAL ESTATE SERVICES





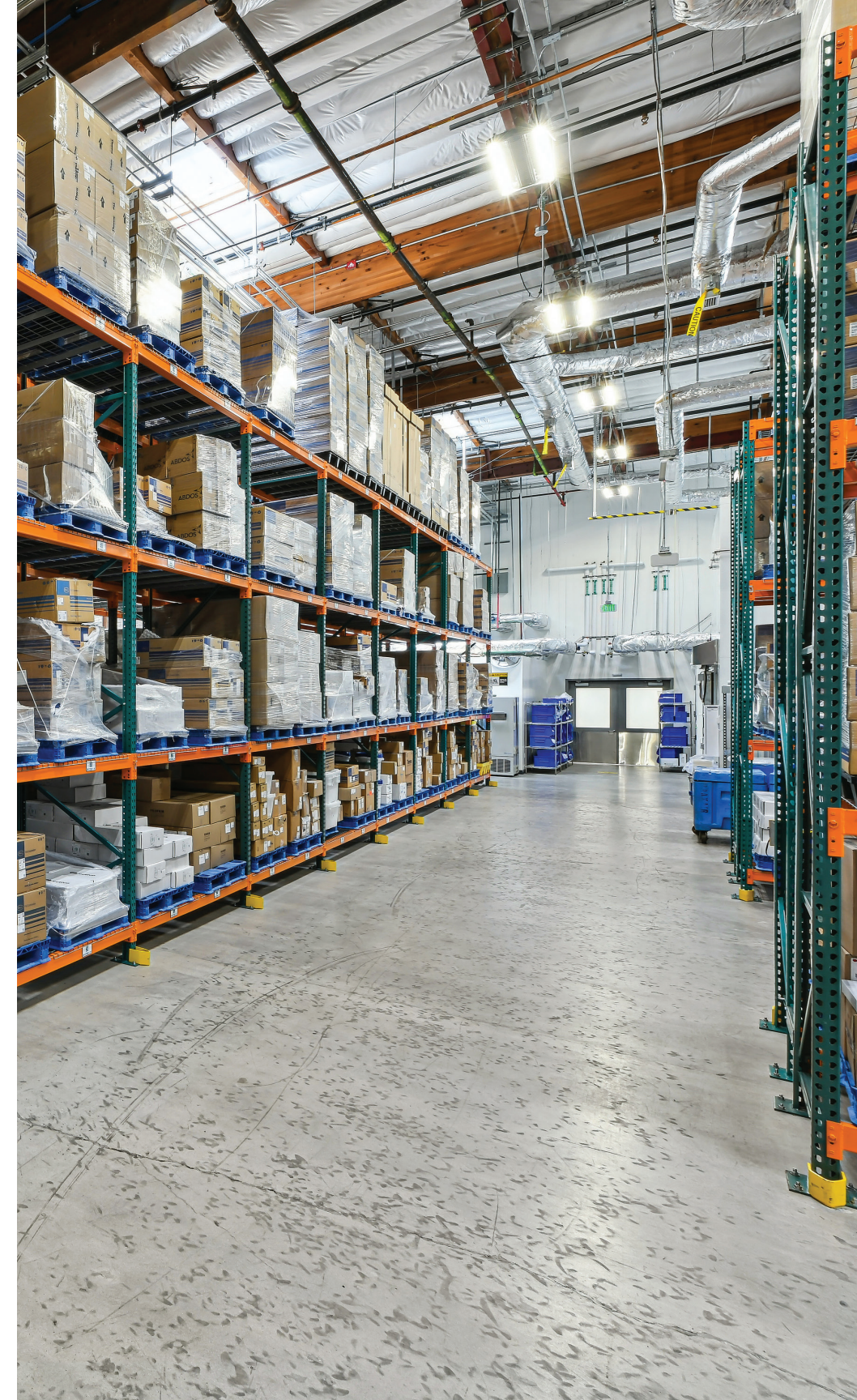
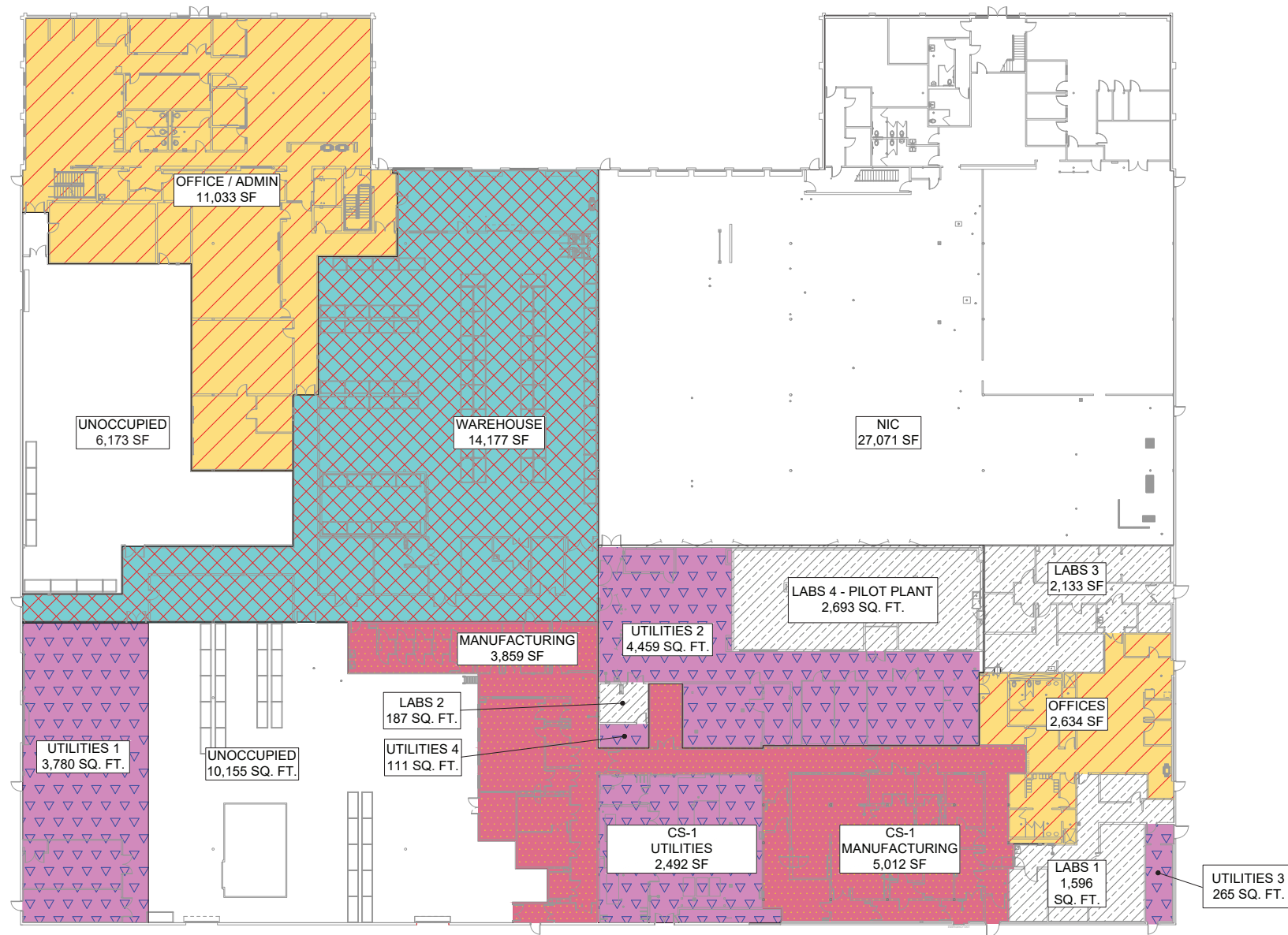
## PROPERTY INFORMATION

- Plug-and-play GMP biologics facility capable of utilizing state-of-the-industry disposable technologies
- 116,095 SF with new building systems including power, backup generator, HVAC and air handling, waste treatment, etc.
- Available 4/1/25 through 5/31/27 (on sublease)
- Direct deal / additional term available
- Drug Substance (DS) and Drug Project (DP) filling capability
- Facility produced clinical grade biologic products and includes Grade B, C and D controlled environments, temperature controlled
- Shipping/receiving, cascading air anti-rooms, BSL-2 R&D wet lab space
- Local user, ownership, and property management for maximized responsiveness and scientific continuity
- Building includes office space, QC labs, warehouse, document control area, pilot plant, and R&D labs



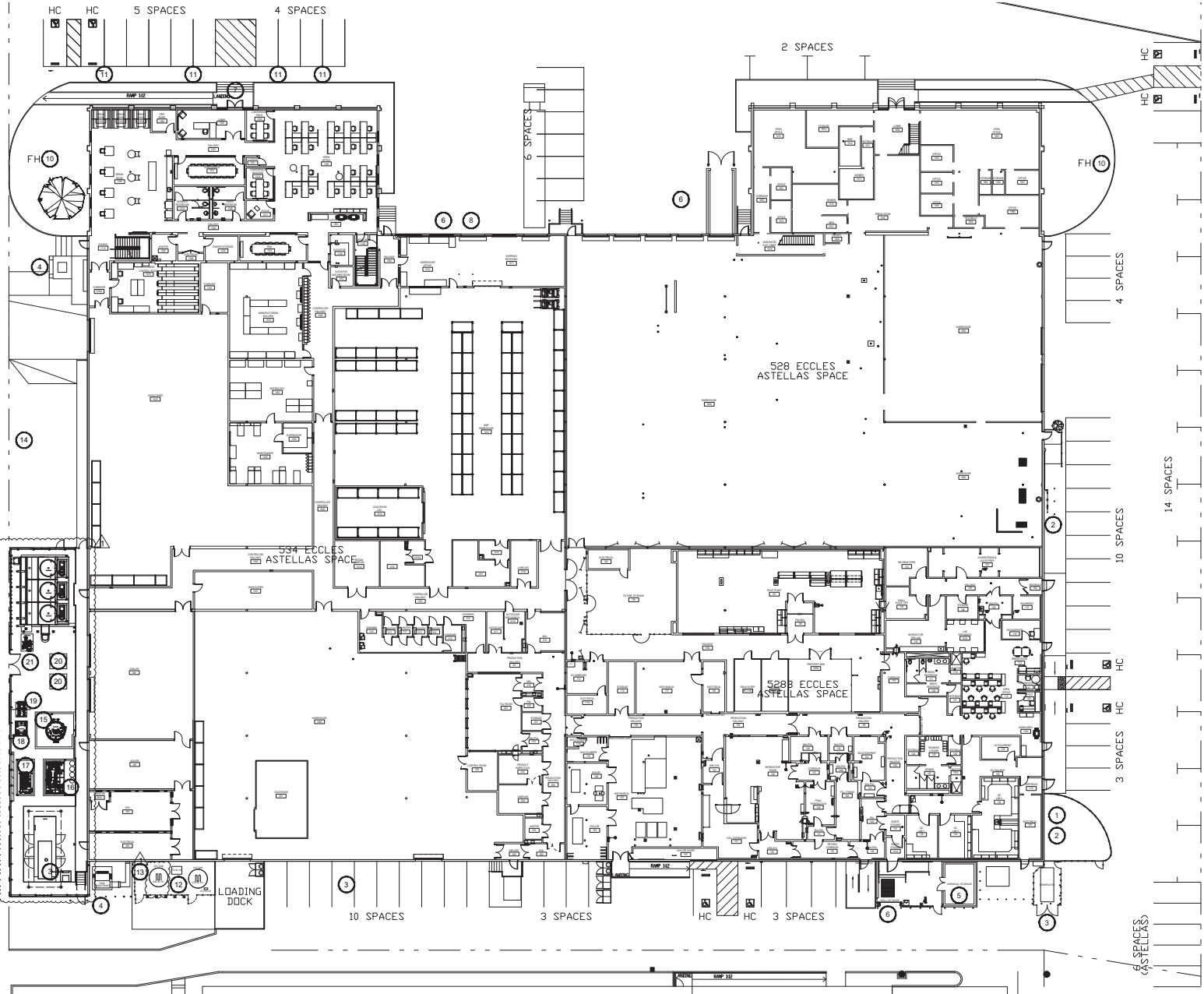


# FLOOR PLANS





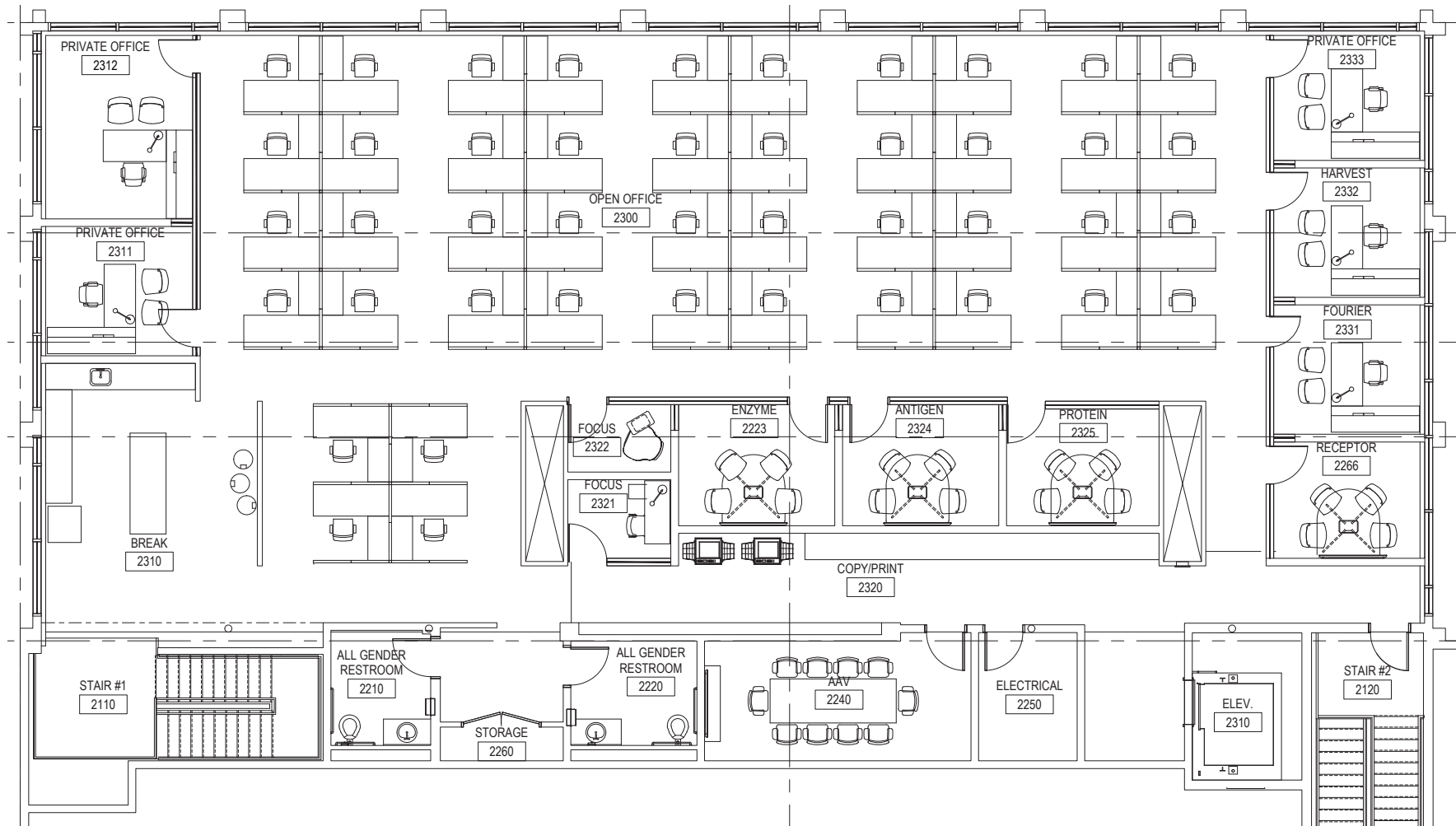
# FLOOR PLANS





# FLOOR PLANS

## 2ND FLOOR OFFICE / ADMIN SPACE



















FOR INQUIRIES AND ADDITIONAL  
QUESTIONS, PLEASE CONTACT:

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